



Downtown Development Authority Meeting

Monday, April 27, 2026 at 6:30 PM

City Hall, 875 Main Street, Stone Mountain, Georgia 30083

Agenda

I. Call to Order

1. Attendee Name / Attendee Participation (Present, absent, late for this meeting):

Chair Carl Wright

Vice Chair Robert Witherspoon

Treasurer Sarah Hage

Board Member Bobby Singleton

Board Member Michelle Dunbar

Board Member Thom DeLoach

Board Member & Council Member Anita Bass

II. Approval of the Agenda

III. Approval of Minutes

- [1.](#) DDA Regular Meeting Minutes, March 23, 2026
- [2.](#) DDA Special Called Minutes, April 11, 2026

IV. Citizen Comments

V. Director's Report

- [1.](#) DCA Report - March 2026

VI. Council Report

VII. Old Business

1. Discussion/Action Item: DDA Support - "Tunes by the Tracks"
- [2.](#) Discussion Item / DDA Projects

VIII. New Business

- [1.](#) Action Item: Amendment to Commercial Buildout Grant Approval Process
- [2.](#) Discussion/Action Item: Museum Visitor Center - Branded Swag & Artwork Initiative
- [3.](#) Discussion/Action Item: Budget Amendment, April 2026
- [4.](#) Agenda Item: Grant Requests - Stone Mountain Front Porch

IX. Executive Session to Discuss Personnel, Legal, and/or Real Estate (if needed)

X. Adjournment

Downtown Development Authority Meeting



Monday, March 23, 2026, at 6:30 PM

City Hall, 875 Main Street, Stone Mountain, Georgia 30083

Minutes

I. Call to Order

1. Carl Wright called the meeting to order at 6:35 p.m. Members Present: Carl Wright, Robert Witherspoon, Thom DeLoach, Anita Bass, Michelle Dunbar and Sarah Hage. Denise Phillips was absent from the meeting.

II. Approval of the Agenda: Motion by Anita Bass to approve the agenda, seconded by Michelle Dunbar. Unanimously approved.

III. Approval of Minutes

1. DDA Regular Meeting Minutes, February 23, 2026: Motion by Sarah Hage to approve the minutes with one correction – under new business, item #4 should include “*Consideration of a DDA Special Called Meeting: the DDA Members proposed Saturday, April 11th, as a meeting date*”; seconded by Anita Bass. Unanimously approved.

IV. Citizen Comments: there were No comments.

V. Director's Report

1. DCA Report - February 2026: The DCA monthly report was presented.
2. The DDA members acknowledged the resignation of Denise Phillips from the Board and expressed their appreciation for her dedicated service, particularly in her role as Treasurer.

VI. Council Report: Council Member Bass provided an update on the latest Council meeting.

VII. Old Business

1. Discussion Item: Mural Project / Stoned Pizza: the DDA held a brief discussion and expressed interest in moving forward with the project.
2. Discussion Item: Reconsideration of Approval and Project Timeline – Hilda Wells (955 Main Street): The DDA held a brief discussion regarding the project timeline and reaffirmed that the property owner has been granted six (6) months to complete the project.

VIII. New Business

1. Discussion Item: Appointment to Fill DDA Board Vacancy / DDA Treasurer and New Board Member: Motion by Anita Bass to approve Robert “Bobby” Singleton as a Member of the DDA, seconded by Sarah Hage. Unanimously approved.
 - Motion by Thom DeLoach to appoint Sarah Hage as DDA Treasurer, seconded by Anita Bass. The motion was unanimously approved. The DDA Board also directed the DDA Attorney to proceed with updating the resolution for the bank signature cards.
2. Discussion Item: DDA Support for Local Events and Funding Opportunities
 - There was a brief discussion about the criterium event. The new event date is September 19, 2026.

- Anita Bass made a motion to support Tunes by the Tracks, contingent upon the DDA receiving a formal proposal from Thom DeLoach. The motion was seconded by Michelle Dunbar and was unanimously approved. Thom DeLoach recused himself from the vote.

3. Discussion Item: Stone Mountain Visitor Center and Museum Operations and Future Planning: the DDA Director shared an idea for the City to re-open the visitor center at the Depot.

IX. Executive Session to Discuss Personnel, Legal, and/or Real Estate (if needed): there was No executive session.

X. Adjournment: Motion by Michelle Dunbar to adjourn the meeting, seconded by Anita Bass. Unanimously approved.



**Downtown Development Authority,
Special Called Meeting**

Saturday, April 11, 2026 at 9:00 AM

City Hall, 875 Main Street, Stone Mountain, Georgia 30083

Minutes

I. Call to Order

1. Carl Wright called the meeting to order at 9:00 am. Members Present: Carl Wright, Robert Witherspoon, Thom DeLoach, Anita Bass, Sarah Hage and Bobby Singleton. Michelle Dunbar was absent from the meeting.

- II. Approval of the Agenda:** Motion by Anita Bass to approve the agenda, seconded by R. Singleton. Unanimously approved.

III. New Business

1. New DDA Member Swearing-In Ceremony – Bobby Singleton

- The Honorable Mayor Linder administered the Oath of Office to new DDA member, Robert “Bobby” Singleton.

2. Discussion Item: DDA / Truist Bank Accounts

- The DDA held a brief discussion regarding its bank accounts with Truist, including fees applied to one of the accounts.

3. Discussion Item: DDA Projects: The DDA discussed the following initiatives:

- “Tunes by the Tracks” Event: Main Street Inc. will submit a proposal/agreement for DDA review.
- Art Walk Initiative
- Shared Business Space
- Depot Incubator Program
- Targeted Business Outreach
- Museum Retail (Swag) Items
- Criterium Event (2026)
- “Movies Under the Stars” Series
- Development Opportunities at the Lawn / MARTA Lot

- Main Street Revitalization Efforts
- “Carnival Day at the Lawn” Event
- Strategic Property Acquisition
- Bourbon Festival
- Public Art / Murals Program
- Volunteer Coordination and Business Activation During Events
- City Branding Strategy
- City Landmark / Gateway Feature
- Tax Allocation District (TAD) Initiatives

4. Discussion Item: DDA / Council Joint Meeting – Topics and Coordination

- The DDA Director will send an invitation to the Mayor and Council and confirm their availability for a joint meeting.

IV. Citizen Comments: Mayor Linder thanked the DDA for its commitment to ongoing projects and encouraged the Authority to review how other cities approach economic development initiatives, including the use of TADs.

V. Executive Session to Discuss Personnel, Legal, and/or Real Estate (if needed): There was no executive session.

VI. Adjournment: Motion by Thom DeLoach to adjourn the meeting, seconded by Sarah Hage. Unanimously approved.

Form Name: 2026 Community Activity Report
Submission Time: April 22, 2026 11:42 am
Browser: Chrome 147.0.0.0 / Windows
IP Address: 99.48.55.76
Unique ID: 1453801988
Location:

Main Street Community Reporting: Stone Mountain

Designation Level: Classic

Month of Report: March

Region: Region 3

Community Population: 5,001 to 10,000

Person Reporting: Miglena Dimov

I would like a copy of this completed report emailed to: mdimov@stonemountaincity.org

PROGRAM OPERATIONS

What is the total dollar amount spent on your program's operational expenses during this reporting period? 7224.50

Please select all funding sources which contributed financially to your program's monthly operational expenses: DDA funds

Did your program have a board meeting this month? Yes

Did the Main Street Manager attend training this month? No

Did any Board Members attend training this month? No

EVENTS and VOLUNTEERS

Did any events occur downtown during the reporting period? No

If known, please estimate the total amount of volunteer hours for all events, board meetings and committee meetings hosted by the local Main Street program:

40

JOB CREATION

Did any of the following occur in your downtown district during this reporting period? Check all that apply. Business Opening

How many new businesses opened in your program area during this reporting period? 1

How many new jobs were created from new business opening during this reporting period? 2

Main Street Manager's Notes - Businesses Opening New Business: Cloverdale Investment Group LLC

PROGRAM PROJECTS AND EXPENSES

NEW MAIN STREET STAFF

Did your program hire any new staff this month? No

Did your program release staff this month? No

Complete and Certify

By signing below, you verify that the information contained in this report is accurate to the best of your knowledge.





DDA Agenda Item

Meeting Date: April 27, 2026

SUBJECT: Discussion Item / DDA Projects

Item: Discussion / Action Item

Department: DDA

1. "Tunes by the Tracks" Event: Main Street Inc. will submit a proposal/agreement for DDA review.
2. Art Walk Initiative
3. Shared Business Space
4. Depot Incubator Program
5. Targeted Business Outreach
6. Museum Retail (Swag) Items
7. Criterium Event (2026)
8. "Movies Under the Stars" Series
9. Development Opportunities at the Lawn / MARTA Lot
10. Main Street Revitalization Efforts
11. "Carnival Day at the Lawn" Event
12. Strategic Property Acquisition
13. Bourbon Festival
14. Public Art / Murals Program
15. Volunteer Coordination and Business Activation During Events
16. City Branding Strategy
17. City Landmark / Gateway Feature
18. Tax Allocation District (TAD) Initiatives



DDA Agenda Item

Meeting Date: April 27, 2026

SUBJECT: Amendment to Commercial Buildout Grant Approval Process

Item: Discussion / Action Item

Department: DDA

Presented By: Maggie Dimov, DDA Director

The Downtown Development Authority (DDA) is considering an amendment to the Commercial Buildout Grant Program review and approval process to improve administrative efficiency and clarify roles and responsibilities.

Moving forward, the **DDA Director will be responsible for overseeing and monitoring the Commercial Buildout Grant application process**, including verifying applicant eligibility, ensuring compliance with program guidelines, and reviewing submitted materials. The DDA Director will **present applications and supporting documents and make funding recommendations to the DDA Board** for consideration.

The **Downtown Development Authority Board will retain full responsibility for reviewing and approving all Commercial Buildout Grant applications**. No grant awards will be issued without formal action by the DDA Board.

This change is intended to streamline administration, maintain appropriate staff oversight, and ensure that final funding decisions involving public funds remain with the governing body.

Recommended Motion

Motion:
Motion to amend the Commercial Buildout Grant Program to designate the DDA Director as responsible for overseeing and monitoring the application process and making funding

recommendations, and to require that all Commercial Buildout Grant applications be approved by the Downtown Development Authority Board.

Commercial Buildout Grant Program

Offered by the Downtown Development Authority (DDA) of the City of Stone Mountain

Application Instructions:

Before you apply, please carefully read all instructions, review eligibility requirements, and understand program restrictions to ensure your application meets all necessary conditions.

Applications are accepted and reviewed on a first-come, first-served basis. It's strongly recommended that applicants apply early, as funds may be limited. The DDA's oversight committee will evaluate all complete applications. Final approval and notifications typically occur within one month.

Supporting Documents and Information:

- Applicant Name and contact information
- Legal Business Name
- Proof of business address (lease agreement or utility bill, if different from license address)
- Georgia State Sales Tax Number
- Estimated Total Project Cost
 - Requested Grant Amount (cannot exceed 80% of total project cost)
 - Amount Covered by Applicant (Total Project Cost minus Grant Request)
 - Detailed Project Summary
 - Project Manager contacts
 - Contractor details and licensing (if applicable)
 - Architectural plans, specifications, and proposals
 - Itemized Cost Breakdown (each cost must be listed individually)
 - Anticipated Project Start and Completion Dates (must start within 3 months and be completed within 6 months).

Who Can Apply: Eligibility Requirements:

To qualify, applicants must be a licensed business owner or commercial property owner located within the DDA district, and must meet all of the following criteria:

All taxes, fees, and assessments must be current, including:

- Property taxes
- Business license fees
- Occupation taxes
- The business/property owner must not:
 - Have any current legal judgments
 - Be involved in bankruptcy proceedings
 - Be under state or federal tax liens

- Applicants must demonstrate the financial capability to cover the required matching contribution
- Nonprofit organizations are not eligible

Project Requirements: What Qualifies:

Projects must be practical and appropriate for current market conditions.

Code Compliance: All projects must adhere to local codes, permitting, and design guidelines. Any exterior or interior upgrades exceeding \$1,000 may require a City of Stone mountain Building Permit. Contact Angela Newborn at: anewborn@permitservicegroup.com for guidance.

Project Scope:

Improvements must benefit both current and future tenants. If only the current tenant will benefit, the business must remain operational at that location for at least two years. If the business closes or relocates within two years, a prorated refund of grant funds may be required.

Projects must not begin until the grant agreement is signed.

Taxes are not eligible for reimbursement.

Routine maintenance work does not qualify.

Program Limitations and Conditions:

Grant applicants must contribute at least 20% of the total project cost.

For example: A \$10,000 project may receive up to \$8,000 in grant funding.

If an awardee does not sign the grant agreement within 30 days of receiving the award letter, the grant will be forfeited. This may also disqualify them from applying for other grants for one year. Grantees who fail to use their awarded funds within the specified timeframe may also lose eligibility for future grants for one year.

Projects must begin within 3 months and be completed within 6 months of approval. One extension (up to 6 months) may be granted if necessary and consistent with local permitting timelines. Funds are disbursed via reimbursement after the work is finished and verified for compliance.

Grant Review Process:

The DDA Director manages the application process, ensuring all submissions are complete and presented to the DDA Board for review. The Director also provides funding recommendations to the Board and oversees grantee compliance, including required reporting and performance tracking.



DDA Agenda Item

Meeting Date: April 27, 2026

SUBJECT: City’s Request for Partnership - Museum Visitor Center Swag Initiative

Item: Discussion/Action Item

Department: City of Stone Mountain, Economic Development

Presented By: Maggie Dimov, City Manager for the City of Stone Mountain

Purpose:

To request DDA support in developing 2–3 original artwork concepts and funding the purchase of branded swag items for the City’s new museum and visitor center.

Background:

The City is preparing for the opening of the museum and visitor center and seeks to highlight Stone Mountain’s unique character through custom-designed merchandise. This initiative aligns with City Council’s goal of strengthening tourism and the DDA’s mission to promote downtown economic vitality.

Request:

- Collaborate on 2–3 original artwork design concepts
- Partner with the City to purchase and donate selected swag items

Timeline:

- Community survey: April 28 – May 1, 2026
- Final design selection and procurement: May 2026
- Delivery to visitor center: By end of May 2026

Outcome:

Enhance the visitor experience, promote the City’s identity, and create lasting impressions that encourage repeat visitation and economic activity.



Request for Partnership - Museum Visitor Center Swag Initiative

Dear Downtown Development Authority Members,

On behalf of the City of Stone Mountain, I would like to thank you for your continued leadership and commitment to positioning our downtown as a welcoming and vibrant destination. As we prepare for the opening of the City's new museum and visitor center, we are excited about the opportunity to collaborate with the DDA on an initiative that will showcase the character and creativity of our community.

We respectfully request the DDA's support in developing 2-3 original artwork design concepts to be featured on branded swag items for the visitor center. Your perspective, creativity, and understanding of what makes Stone Mountain unique are invaluable, and we believe your involvement will help ensure the designs truly reflect the spirit of our City.

In addition, we are seeking the DDA's partnership in purchasing and donating the selected swag materials. These items will not only enhance the visitor experience but will also serve as lasting reminders of Stone Mountain, encouraging visitors to return and share their experience with others.

This effort directly supports City Council's goal of strengthening Stone Mountain as a tourist destination and aligns with the DDA's mission to promote economic vitality in our downtown. The museum will provide a meaningful place for visitors to connect with our history and community, and the branded materials will extend that connection beyond their visit.

To engage the community, the City will conduct a brief survey from April 28 through May 1 to gather input on the preferred artwork designs. Following the selection process, we kindly request that the swag items be finalized, purchased, and delivered to the visitor center no later than the end of May 2026.

We truly value the DDA's partnership and would be honored to have your creativity and support reflected in this important milestone for the City. We look forward to working together to make the museum opening a success.

Sincerely,

Maggie Dimov
City Manager, City of Stone Mountain



DDA Agenda Item
Meeting Date: April 27, 2026

SUBJECT: DDA BUDGET AMENDMENT, April 2026

Item: Discussion / Action Item

Department: DDA

Presented By: Maggie Dimov, DDA Director

Actions Requested: Motion to amend the DDA budget and use bank reserves of the DDA General Fund, to increase funds in the following accounts:

1. **Line Item 20.5130.52.3380 – Promotions DDA**
Current Budget: \$3,000
Proposed Increase: \$3,000
New Total: \$6,000

2. **Line Item 20.5130.61.9000 – Special Events**
Current Budget: \$15,000
Proposed Increase: \$15,000
New Total: \$30,000

3. **Line Item 20.5130.52.3600 – Dues & Fees**
Current Budget: \$0
Proposed Increase: \$870 (Main Street Program: \$375; DeKalb Chamber of Commerce: \$495)
New Total: \$870



DDA Agenda Item

Meeting Date: April 27, 2026

SUBJECT: Commercial and Enhancement Buildout Grant Request / Front Porch Taco Restaurant

Item: Discussion / Action Item

Department: DDA

Presented By: Maggie Dimov, DDA Director

Applicant: Thomas Wiley

Business: Stone Mountain Front Porch

Location: 5407 E. Mountain Street

Description:

Thomas Wiley, on behalf of Stone Mountain Front Porch, has submitted two grant applications to the Downtown Development Authority for property improvements located at 5407 E. Mountain Street:

1. **Commercial Buildout Grant Application:** for interior and building system improvements, including electrical and plumbing upgrades, interior and exterior painting, and concrete repairs.
 - o Total Project Cost: \$25,361.00
 - o Commercial Grant Request: \$20,288.80

 2. **Enhancement Grant Application:** for exterior and site enhancements, including window improvements, signage, painting, outdoor seating, and patio shading.
 - o Total Project Cost: \$20,462.58
 - o Enhancement Grant Request: \$10,000.00
-

Recommended Motions

Motion 1:

Motion to approve the Commercial Buildout Grant request submitted by Thomas Wiley for Stone Mountain Front Porch, located at 5407 E. Mountain Street, in the amount of **\$20,288.80**, subject to compliance with all City requirements for permits.

Motion 2:

Motion to approve the Enhancement Grant request submitted by Thomas Wiley for Stone Mountain Front Porch, located at 5407 E. Mountain Street, in the amount of **\$10,000.00**, subject to compliance with all City requirements for permits.



Commercial Buildout Grant Program Application

Offered by the Downtown Development Authority (DDA) of the City of Stone Mountain

Applicant Information:

Business Name:	Stone Mountain Front Porch
Contact Name:	Thomas Wiley
Business Address:	5407 E Mountain St
City, ST, ZIP:	Stone Mountain, GA 30083
Telephone:	
Email:	

Property Owner Information (if different from Applicant).

Property Tax Parcel ID for project location:	18-089-15-001
Property Owner:	Legacy Village Ventures LLC (Thomas Wiley)
Mailing Address:	925 Main St
City, ST, ZIP:	Stone Mountain GA 30083
Telephone:	
Email:	

Project Description. Check box () and attach Historic Preservation Commission approval if needed.

Drain/Concrete	5300
Plumbing	4400
Electrical	11561
Interior Paint	4100

Estimated Cost of Project (attach detailed budget): \$ 25,361.00
 Amount of Commercial Grant Requested (See Guidelines): \$ 20,288.80

I have read the guidelines and affirm that to the best of my knowledge all the entries on this application are accurate and true.

Name & Signature of Applicant: Thomas M. Wiley II

Name & Signature of Owner (if different from applicant): _____



ELECTRICAL | PLUMBING | HEATING & COOLING

TE Certified Electrical, Plumbing, Heating & Cooling
98 Patterson Rd, Lawrenceville, Georgia 30044 WWW.TECERTIFIED.COM Call or Text

BILL TO

Front Porch Taco Bar
5407 East Mountain Street
Stone Mountain, GA 30083 USA

Commercial Grant

ESTIMATE 1238557796	ESTIMATE DATE Mar 27, 2026
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JOB ADDRESS

Front Porch Taco Bar
5407 East Mountain Street
Stone Mountain, GA 30083 USA

Job: 524309

ESTIMATE DETAILS

Option 2

Without the Sub Panel: New 200a Electrical Service
54 circuit panel
Surge Protector Device

Rerouting (10) existing circuits from the sub panel to main panel

Dedicated 20a 120v circuit quad GFCI outlet at the bar -front of the store
Installing (1) 20a 120v circuit with (2) spot lights for restaurant sign with a photo cell
Permit

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
ServiceDeal L3	Service Deal L3: Service Package Deal. Includes providing and installing complete electrical service for municipal power entry system. Includes new electrical service mast and connection point, new electrical meter housing with outside safety disconnect, new copper grounding system with ground rods and utility grounding station for phone and cable connection, new service wire from meter to panel, new Square D brand QO type electrical panel with lifetime warranty, new QO type circuit breakers with trip indicators, complete panel labeling, and coordination between power company and building inspector. Arc Fault Breakers & Permit Fees Quoted Separately. Level 3.	1.00	\$9,889.00	\$9,889.00
SurgePro-Panel CH Ultra L3	SurgePro Panel CH Ultra L3:	1.00	\$529.00	\$529.00

Provide & Install Eaton Ultra Panel Surge Protector in Electrical Panel. Includes Surge Protector, Breaker, Installation, TE Lifetime Replacement Warranty, and \$75,000 Manufacturers Damaged Equipment Warranty for Household Appliances with Electro-Magnetic Motors. Electronic Equipment Require Point of Use Surge Protection to Qualify for Warranty. See www.TECertifiedElectricians.com for a replacement warranty & www.eaton.com for a limited manufacturer's warranty.

PANEL: 200a
New BREAKER?yes

OutletOutdoorDevice/BoxL2	Install New Outlet Outdoor Device/Box L2: Provide & Install New 15A GFCI Outlet Outside with "Bubble" Type Cover and Box on Existing Circuit or Circuit Provided by TE. Includes running new wires, installing new box, installing new device, and installing new cover. Add-on Rate. LOCATION:bar	2.00	\$309.00	\$618.00
PVC-1/2-Wall L2	PVC 1/2 Wall L2: Provide and Install New 1/2" conduit (PVC or flex) in Open Space Along Wall L2. LOCATION:front bar/side of the bar	30.00	\$14.00	\$420.00
PermitStone Mountain Electrical	Electrical Permit Stone Mountain: TE will file necessary documents, pay fees, and secure permit. Homeowner is responsible for scheduling & providing access to the home for the inspection. TE will provide scheduling instructions and assist in scheduling as necessary. Inspections are generally performed on weekdays between 8 am and 3pm. However, actual inspection times can vary based on the day and the individual inspector. Please note that TE Certified is not responsible for pre-existing code violations in the home. Items not included in the above scope of work will require a separate invoice and payment. JURISDICTION REQUIREMENTS: - Local inspectors have the authority to require more updates when on-site, which would be completed at an additional cost. Listed below are the minimum requirements for this jurisdiction. Panel replacements: Call local inspector Service Upgrades: Storm Damage: Power Company: Reason for Permit:	1.00	\$229.00	\$229.00
20ACir L4	Install new 20 Amp Circuit L4: Provide & Install New 20A Circuit. Includes strapping and installation. Breaker for dedicated circuit charged separately. L4 LOCATION:Crawlspace	2.00	\$379.00	\$758.00

SpliceBoxRegL1	SpliceBoxReg L1: Rewire Open Splice and Install New Junction Box. LOCATION: Crawlspace	1.00	\$189.00	\$189.00
20ACir L3	Install new 20 Amp Circuit L3: Provide & Install New 20A Circuit. Includes strapping and installation. Breaker for dedicated circuit charged separately. L3 LOCATION:attic spot lights	1.00	\$569.00	\$569.00
PhotoCellL3	PhotoCell L3: Provide & Install New Photocell Lighting Control. Group Rate. LOCATION:attic front sign lights	1.00	\$209.00	\$209.00
D.Friendsandfamily	Discount - Friends & Family: Friends & Family Discount - 20% OFF <i>*All HVAC & Electrical Services Only</i> <i>*Discount valid through April 12th</i> <i>*Cannot be combined with other discounts</i>	1.00	-\$2,839.00	-\$2,839.00
ReRouteWireL5	ReRouteWire L5: Reroute existing wire or circuit to new fixture or box. Multiple Circuits Group Rate. LOCATION:from the sub panel to the main panel	10.00	\$99.00	\$990.00
Eaton Surge Protector	Surge Protector - Eaton Ultra - CHSPT2Ultra Eaton CHSPT2Ultra or Similar	1.00	\$0.00	\$0.00

SUB-TOTAL	\$11,561.00
TAX	\$0.00
TOTAL	\$11,561.00
EST. FINANCING	\$148.00

Thank you for choosing TE Certified Electrical, Plumbing, Heating & Cooling. We are honored to be your home service provided of choice.

CUSTOMER AUTHORIZATION

I, the undersigned, state that I am the homeowner or authorized agent of the homeowner and have reviewed and agree to the terms of service Terms and Conditions. I authorize TE Certified to perform the work listed above and agree to pay \$11,561.00 immediately upon substantial completion of the work and to pay any reasonable legal fees required to enforce collection should I default in making payment. TE Certified accepts all major credit cards, checks, ACH, and Zelle.

Sign here _____ Date _____

Estimate

March 24, 2026

BD Andrews Construction
934 Glenwood Ave SW
Atlanta, GA 30032

Bill To:
Stone Mountain Front Porch

5407 E. Mountain Street
Stone Mountain, GA 30083

Commercial Grant

Commercial Grant Projects

DESCRIPTION	AMOUNT
Exterior Paint: Prep and Paint exterior and of building and hand rails (Color change of building. No color change on handrails.	\$ 4,500.00
Interior Paint: Prep all walls, prep ceiling, paint walls, trim and ceiling 2 colors. Cover all equipment	\$ 4,100.00
Repair concrete trip hazzards. Install Drain system to move water from between the buiding and the patio. Repair and seal cracks outside of	\$ 5,300.00
Electrical: Upgrade sub panel to larger panel. Replace QO Electrical Panel. Provide & Install New Square D Type QO Panel in Finished Space with less than 54 circuits. Includes Panel, Panel Cover, New Breakers, Labeling, and Disposal of Old Panel. Install (4) Quads on front outside of building on separate 20amp circuits each. Install Down Lights for gable sign. Install waterproof quad boxes outside of building.	\$ 8,250.00
Plumbing: Install Daytona water pressure booster pump 3hp. Remove all galvanized plumbing pipes and replace with PVC. Install Drain for Outside	\$ 4,400.00
Sign: Build and Install Custom "Taco Bar" Sign 3 x 10	\$ 2,500.00
Mailbox: Provide and install Mailbox	\$ 250.00
Price includes Labor, Material, and Permits.	
Total	\$ 29,300.00

THANK YOU FOR YOUR BUSINESS!



Downtown Development Authority
City of Stone Mountain, Georgia
875 Main Street, Stone Mountain, GA 30083

ENHANCEMENT GRANT APPLICATION

Please read the Enhancement Grant Guidelines before completing the application. Please type or print all entries.

Applicant Information:

Business Name:	Stone Mountain Front porch
Contact Name:	Thomas Wiley
Business Address:	5407 E. Mountain St
City, ST, ZIP:	STN MTN GA 30083
Telephone:	
Email:	

Property Owner Information (if different from Applicant).

Property Tax Parcel ID for project location:	18-089-15-001
Property Owner:	Legacy Village Ventures LLC (Thomas Wiley)
Mailing Address:	925 Main Street
City, ST, ZIP:	STN MTN GA 30083
Telephone:	
Email:	

Project Description. Check box () and attach Historic Preservation Commission approval if needed.

<input type="checkbox"/> Windows
<input type="checkbox"/> Signage
<input type="checkbox"/> Painting
<input type="checkbox"/> Outdoor Seating
<input type="checkbox"/> Patio Shading

Estimated Cost of Project (attach detailed budget): \$ 20,462.58
Amount of Façade Grant Requested (See Guidelines): \$ 10,000

I have read the guidelines and affirm that to the best of my knowledge all the entries on this application are accurate and true.

Name & Signature of Applicant: Thomas Wiley

Name & Signature of Owner (if different from applicant): _____

ESTIMATE

Atlanta's Window Door & Glass SPECIALIST!



Prepared For

Thomas Wiley c/o Front Porch Taqueria
5407 E. Mountain St
Stone Mountain, Georgia 30083

Atlanta Window Door & Glass LLC

925 Main St #300-32
Stone Mountain, GA 30083
Phone:
Email:
Web:

Estimate # 2580
Date 03/24/2026
PO # Direct Glazed

Enhancement Grant

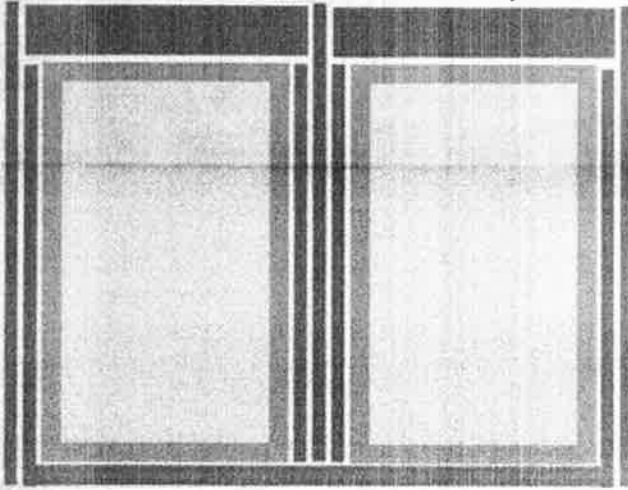
Description	Quantity
Labor: Window Conversion Option #1 (fig.1): Convert a 2 double hung window to a Stationary Wood Picture Sash. Involves removing existing old style wood double hung windows and replace with wood Stationary Picture Sash(es).	4
Materials: Insulated Glass Glass: Insulated, Low E, Annealed	4
Additional Materials: Sealant Fasteners Window Stops 1x6 (PVC)	4
Labor: Disposal Cost & Fee(s) Contractor to remove job site related debris from premises.	1

Subtotal \$3,568.13

Total \$3,568.13

Option #1

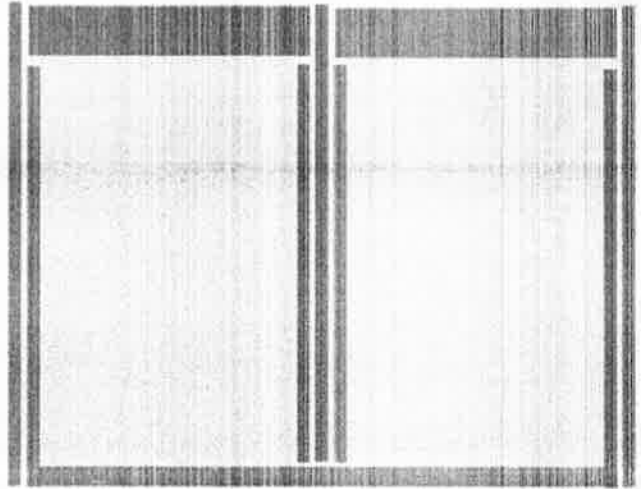
Replace twin Double Hung windows with Stationary Picture Sash (w/glass).



*No alterations. Sash only with new interior and exterior trim. The structural mull will remain unaltered.

Option #2

Replace twin Double Hung windows with glass only (direct glazed).



*No alterations. Glass only with new interior and exterior trim. The structural mull will remain unaltered.



A Better Sign LLC
 3425 Martin Farm Road
 Suwanee, GA 30024
 770-979-8387
 abettersign.com

YOUR SALES REP

PROPOSAL # 160120

SALE DATE: 4/3/2026
 TERMS: PREPAY

INSTALL

BILL TO
 THOMAS
 TACO BAR
 5407 E MOUNTAIN ST

SHIP TO / INSTALL
 THOMAS
 TACO BAR
 5407 E MOUNTAIN ST

Enhancement Grant

ITEM	PRODUCT	DESCRIPTION	QTY:	PRICE EACH:	ITEM TOTAL:
#1		8' x 2' Custom Sign - Cedar Board/Black Acrylic Lettering Applied to Face - Wooden Backer Painted White TACO BAR	1	\$2,319.82	\$2,319.82
TAX <input checked="" type="checkbox"/>					

ITEM	PRODUCT	DESCRIPTION	QTY:	PRICE EACH:	ITEM TOTAL:
#2	NAME Installation	Installation Located at: 5407 E Mountain St Stone Mountain, GA 30083	1	\$741.00	\$741.00
TAX <input type="checkbox"/>					

ITEM	PRODUCT	DESCRIPTION	QTY:	PRICE EACH:	ITEM TOTAL:
#3	NAME Permit Procurement	Permit Procurement: Fee for A Better Sign to apply for and obtain the necessary permits for signage on this project	1	\$425.00	\$425.00
TAX <input type="checkbox"/>					

ITEM	PRODUCT	DESCRIPTION	QTY:	PRICE EACH:	ITEM TOTAL:
#4	NAME Permit Fees	Permits Fees: To be billed at Cost – Permit Fees will be billed for separately after signage is installed.	1		
TAX <input type="checkbox"/>					



A Better Sign LLC
3425 Marlin Farm Road
Suwanee, GA 30024
770-979-8387
abettersign.com

YOUR SALES REP
josh@abettersign.com

PROPOSAL # 160120

SALE DATE: 4/3/2026
TERMS: PREPAY

INSTALL

BILL TO
THOMAS
TACO BAR
5407 E MOUNTAIN ST
Stone Mountain, GA 30083

SHIP TO / INSTALL
THOMAS
TACO BAR
Stone Mountain, GA 30083

PROPOSALS EXPIRE IN 30 DAYS FROM SENT DATE

Proposal Sent Date: **4/20/2026**

Proposal Expiration Date: **5/20/2026**

SUBTOTAL: \$3,485.82
TAX RATE: .08
TAX TOTAL: \$185.59
GRAND TOTAL: \$3,671.41

GRAND TOTAL: \$3,671.41

SUBTOTAL: \$3,485.82
TAX RATE: .08
TAX TOTAL: \$185.59
GRAND TOTAL: \$3,671.41

Estimate

BD Andrews Construction
934 Glenwood Ave SW
Atlanta, GA 30032
404 5

April 21, 2026

Bill To:
Stone Mountain Front Porch

5407 E. Mountain Street
Stone Mountain, GA 30083

Enhancement

DESCRIPTION	AMOUNT
Assemble 8 heavy duty picnic tables	\$ 1,600.00
	\$ -
Total	\$ 1,600.00

THANK YOU FOR YOUR BUSINESS!

Secure checkout



Business Order Information

[Change](#)

[Place your order](#)

PO number: No value entered

By placing your order, you agree to the [Amazon Business Accounts Terms and Conditions](#) and Amazon's [privacy notice](#).

Delivering to Thomas Wiley

[Change](#)

5407 E MOUNTAIN ST, STONE MOUNTAIN, GA, 30083-3032, United States

[Edit delivery preferences](#)
[Deliver to multiple addresses](#)

Items (24):	\$6,595.44
Shipping & handling:	\$0.00
Estimated tax to be collected:*	\$527.60

Order total: \$7,123.04

Paying with Amazon Store Card 8334

[Change](#)

Earns 5% back on all items

[Select a payment plan](#)
Like \$593.59/mo (12 mo) at 0% APR

Use Amazon Prime Store Card Rewards
\$6.58 (6.58 points) available
[Use a gift card, voucher, or promo code](#)

Arriving Apr 23, 2026



US Weight Durable Fillable Umbrella Base Designed to be Used with a Patio Table 3.5 pounds , Bronze
1K+ bought in past month
\$20.15

& [FREE Returns](#)

Ships from and sold by Amazon.com

8

[Add gift options](#)

Item often ships in manufacturer's container to reduce packaging and reveals what's inside. To change, click below.

[Reduce packaging, ship in manufact...](#)

- Tomorrow, Apr 22**
FREE One-Day Delivery
- Thursday, Apr 23**
FREE Scheduled Consolidated Delivery
[Change date and time](#)

Arriving Apr 27, 2026 - Apr 29, 2026



Coated Outdoor Furniture Heavy-Duty Portable Outdoor Picnic Table with Umbrella Hole, Expanded Metal Commercial-Grade Patio Dining Furniture Made in America (46" Round Top,

- Monday, Apr 27 - Wednesday, Apr 29**
FREE Standard Shipping

Textured Black)
100+ bought in past month
\$749.00
Ships from Coated Outdoor Furniture
Sold by [Coated Outdoor Furniture](#)

8

Gift options not available

Arriving May 1, 2026



JEAREY 9FT Outdoor Patio Umbrella Outdoor Table Umbrella with Push Button Tilt and Crank, Market Umbrella 8 Sturdy Ribs UV Protection Waterproof for Garden, Deck, Backyard, Pool (Yellow)
200+ bought in past month
\$55.28
[Quantity Price](#)
& [FREE Returns](#)
Ships from Amazon.com
Sold by [JEAREY Outdoors Collection](#)

- Thursday, Apr 30**
FREE Prime Delivery
- Friday, May 1**
FREE Scheduled Consolidated Delivery
[Change date and time](#)

8

[Add gift options](#)

Item often ships in manufacturer's container to reduce packaging and reveals what's inside. If this is a gift, consider shipping to a different address.

Place your order

Order total: \$7,123.04

By placing your order, you agree to the [Amazon Business Accounts Terms and Conditions](#) and Amazon's [privacy notice](#).

Why has sales tax been applied? [See tax and seller information.](#)

Do you need help? Explore our [Help pages](#) or [contact us](#)

For an item sold by Amazon.com: When you click the "Place your order" button, we'll send you an email message acknowledging receipt of your order. Your contract to purchase an item will not be complete until we send you an email notifying you that the item has been shipped.

Colorado Purchasers: [important information regarding sales tax you may owe in your State](#)

Within 30 days of delivery, you may return new, unopened merchandise in its original condition. Exceptions and restrictions apply. See Amazon.com's [Returns Policy](#)

[Back to cart](#)

[Back to top](#)

Estimate

BD Andrews Construction
934 Glenwood Ave SW
Atlanta, GA 30032

March 24, 2026

Bill To:
Stone Mountain Front Porch

5407 E. Mountain Street
Stone Mountain, GA 30083

Enhancement →

Enhancement →

DESCRIPTION	AMOUNT
Exterior Paint: Prep and Paint exterior and of building and hand rails (Color change of building. No color change on handrails.	\$ 4,500.00
Interior Paint: Prep all walls, prep ceiling, paint walls, trim and ceiling 2 colors. Cover all equipment	\$ 4,100.00
Repair concrete trip hazzards. Install Drain system to move water from between the buiding and the patio. Repair and seal cracks outside of	\$ 5,300.00
Electrical: Upgrade sub panel to larger panel. Replace QO Electrical Panel. Provide & Install New Square D Type QO Panel in Finished Space with less than 54 circuits. Includes Panel, Panel Cover, New Breakers, Labeling, and Disposal of Old Panel. Install (4) Quads on front outside of building on separate 20amp circuits each. Install Down Lights for gable sign. Install waterproof quad boxes outside of building.	\$ 8,250.00
Plumbing: Install Daytona water pressure booster pump 3hp. Remove all galvanized plumbing pipes and replace with PVC. Install Drain for Outside	\$ 4,400.00
Sign: Build and Install Custom "Taco Bar" Sign 3 x 10	\$ 2,500.00
Mailbox: Provide and install Mailbox	\$ 250.00
Price includes Labor, Material, and Permits.	
Total	\$ 29,300.00

THANK YOU FOR YOUR BUSINESS!